



Wylie City Council

Minutes

Wylie City Council Meeting

Tuesday, February 25, 2014 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Carole Ehrlich took roll call with the following City Council members present: Mayor pro tem Rick White, Councilwoman Diane Culver, Councilman Keith Stephens, Councilman Bennie Jones, Councilman Todd Wintters, and Councilman Nathan Scott.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Fire Chief, Randy Corbin; City Engineer, Chris Holsted; Police Chief, John Duscio; Planning Director, Renae Ollie; Finance Director, Linda Bantz; Library Director, Rachel Orozco; City Secretary, Carole Ehrlich; PIO, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Randy Corbin gave the invocation and Planning Director Renae Ollie led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Lance Wallace representing the Wylie youth Baseball/Softball Association addressed council inviting all present to attend the season opening to be held at Community Park on March 22nd at 10:30 a.m.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the Minutes of the February 11, 2014 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)

- B. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2014. (*L. Bantz, Finance Director*)
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2014. (*L. Bantz, Finance Director*)
- D. Review, and place on file, the 2013 Wylie Police Department Annual Traffic Contact Report. (*J. Duscio, Police Chief*)
- E. Consider, act upon, Ordinance No. 2014-06, an Ordinance annexing a certain 62.744 acre tract of land situated in the Guadalupe de los Santos Survey, Abstract no. 1100, Collin County, Texas, and Abstract No. 1389, Dallas County, Texas, described in deed to Wylie DPV limited partnership as recorded in document number 201300334380, official public records of Dallas County Texas; providing for a penalty for the violation of this ordinance; providing for the repeal of all ordinances in conflict; providing a severability clause; and providing for an effective date. (*R. Ollie, Planning & Zoning Director*)
- F. Consider, and act upon, Resolution No. 2014-03(R) authorizing the appointment of Arthur Maldonado as City of Wylie Municipal Court Judge. (*L. Bantz, Finance Director*)
- G. Consider, and act upon, Ordinance No. 2014-07 of the City of Wylie, Texas, amending ordinance no. 2013-35 (2013-2014 budget) and approving an appropriation of funds in the amount of \$3,500.00 from the Facilities Fund to the Fire Department Buildings Fund; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. (*J. Butters, Asst. City Manager*)

Council Action

A motion was made by Mayor pro tem White, seconded by Councilman Wintters to approve the consent agenda as presented. A vote was taken and the motion passed 5-0 with Councilmen Scott and Jones absent.

REGULAR AGENDA

PUBLIC HEARING

1. Hold a Public Hearing and consider, and act upon, amending the zoning from Agricultural (A/30) to Single Family-10/24 District (SF-10/24) to allow for single family detached residential houses on individual lots of minimum 10,000 square feet in size; on approximately 31.414 acres generally located south of E. Brown Street and west of Country Place Lane. ZC 2014-01 (*R. Ollie, Planning & Zoning Director*)

Mayor pro tem White announced he had a conflict of interest regarding Item #1 and removed himself from discussion and voted to abstain. (Abstention form on file)

Staff Comments

Planning Director Ollie addressed council stating that the applicant is requesting to establish permanent zoning on approximately 31.414 acres (4 tracts); generally located south of E. Brown Street and west of Country Place Lane. Currently, the vacant property is zoned Agricultural (Ag/30) and the request is for (SF-10/24) single family detached residential zoning for the creation of Castle Park Subdivision. There will be a total of 56 lots.

Ollie reported notices had been sent to the required property owners with no responses received. Councilwoman Culver asked if Country Place Lane would be reconstructed from its current asphalt construction. Planning Director Ollie stated this was a county road and would allow the developer to answer that question.

Jerry Sylo, developer with JBI Partners stated that there would be an agreement with the school for the second point of access. If the residential portion develops first, the developer will construct the road through to Kreymer. However, if the school site develops first, then the school will construct the road to Kreymer and grant an access easement for the residential portion.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2014-01 at 6:13 p.m. asking anyone present who wished to address council to come forward.

No citizens were present wishing to address council.

Mayor Hogue closed the public hearing at 6:14 p.m.

Council Action

A motion was made by Councilman Wintters, seconded by Councilman Stephens to approve amending the zoning from Agricultural (A/30) to Single Family-10/24 District (SF-10/24) to allow for single family detached residential houses on individual lots of minimum 10,000 square feet in size; on approximately 31.414 acres generally located south of E. Brown Street and west of Country Place Lane. (ZC 2014-01) A vote was taken and the motion passed 4-0-1 with Mayor Hogue, Councilman Wintters, Councilman Stephens, and Councilwoman Culver voting for with none against and Mayor pro tem White abstaining. Councilmen Scott and Jones were absent.

Tabled from January 28, 2014

Motion to remove from the table and consider:

Council Action

A motion was made by Councilwoman Culver, seconded by Mayor pro tem White to remove Item #2 (variance for street widths) from the table and consider. A vote was taken and the motion passed 5-0 with Councilmen Scott and Jones absent.

2. **Consider and act upon, a variance to the street widths defined in Part 3, Section II of the City of Wylie Manuals for the Design of Storm Drainage Systems, Water and Sanitary Sewer Lines and Thoroughfare Standards for the Inspiration development located in the extraterritorial jurisdiction of the City of Wylie. (C. Holsted, City Engineer)**

Staff Comments

City Engineer Holsted addressed council stating that the Inspiration development is a 694 acre master planned community located within the extraterritorial jurisdiction (ETJ) of the Cities of Wylie, Lucas, and the Town of St. Paul. The development portion within the City of Wylie ETJ is subject to the subdivision rules and regulations of the City of Wylie.

Holsted noted he had received a request in writing from the applicant to withdraw this request.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Wintters to accept the withdrawal from the applicant. A vote was taken and the motion passed 5-0 with Councilmen Scott and Jones absent.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Ehrlich read the captions to Ordinance No's 2014-06 and 2014-07 into the official record.

Mayor Hogue announced there would not be an Executive Session.

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

§§Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- **Discussion involving the disposition of a City Facility that no longer has a primary function in the delivery of City Services.**

ADJOURNMENT

With no further business before the Wylie City Council, a motion was made by Mayor pro tem White, seconded by Councilman Wintters to adjourn the meeting at 6:20 p.m. A vote was taken and the motion passed 5-0 with Councilmen Scott and Jones absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary